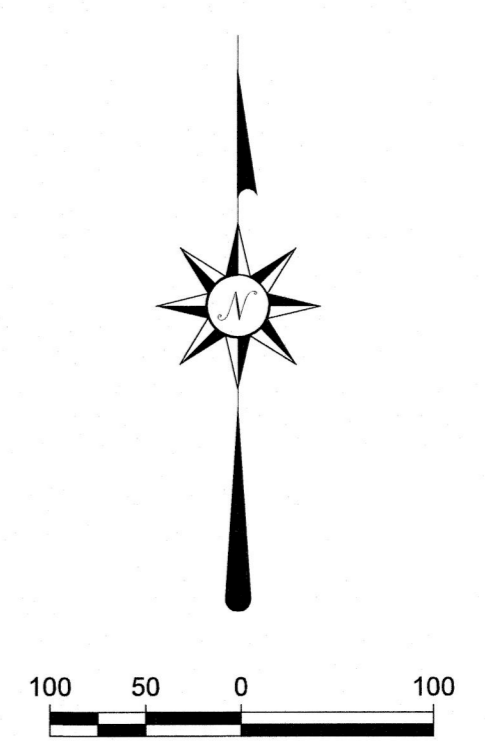
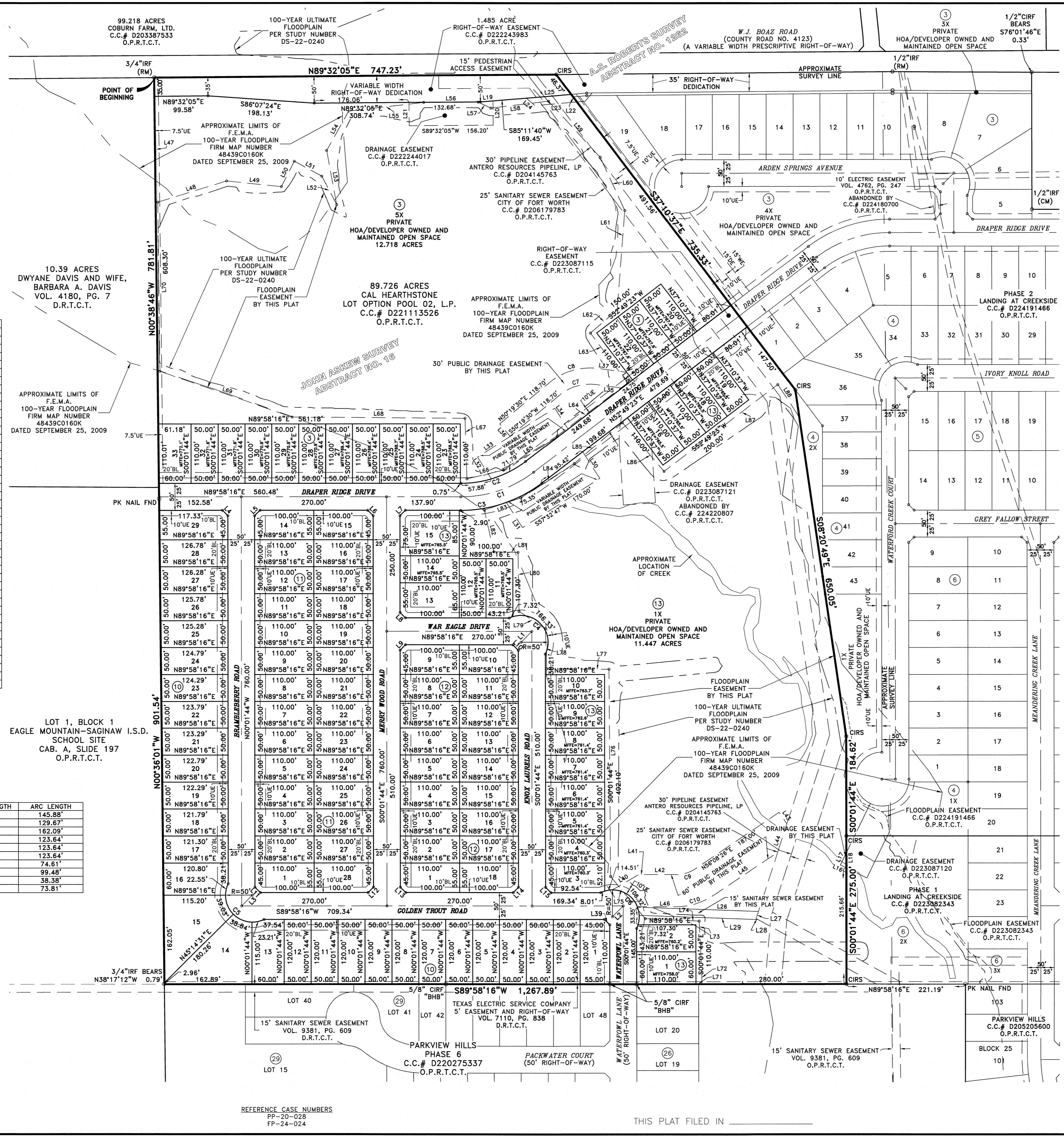


VICINITY MAP NOT TO SCALE

Table with 2 columns: LINE, BEARING, DISTANCE. Lists boundary measurements for various lots and easements.

Table with 5 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists curve data for the plat.



- LEGEND: IRF IRON ROD FOUND, CIRF CAPPED IRON ROD FOUND (AS NOTED), CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED 'LJA SURVEYING', D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS, O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BL BUILDING LINE, UE UTILITY EASEMENT, (RM) RECORDING MONUMENT

LAND USE TABLE: Residential (Private HOA/Developer Owned) 14.689 Acres, Residential (HOA/Developer Owned) 24.165 Acres, Right-of-Way 5.642 Acres, Total 44.496 Acres.

LOT TABULATION: Block 3 (14 lots), Block 10 (29 lots), Block 11 (28 lots), Block 12 (18 lots), Block 13 (19 lots), 108 Residential Lots (2 Private HOA/Developer Owned and Maintained Open Spaces).

FINAL PLAT LANDING AT CREEKSIDE 44.496 ACRES

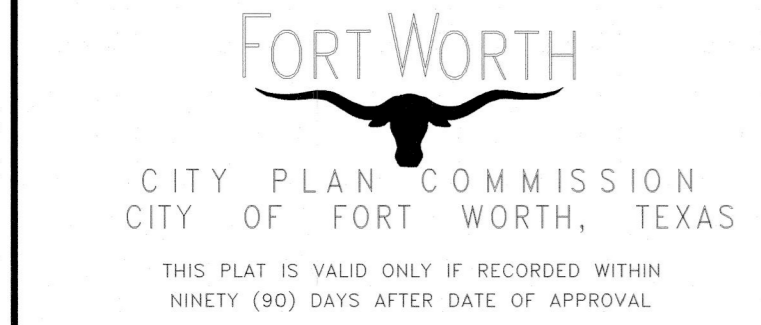
LOTS 20-33 & 5X, BLOCK 3; LOTS 1-29, BLOCK 10; LOTS 1-28, BLOCK 11; LOTS 1-18, BLOCK 12; LOTS 1-19 & 1X, BLOCK 13

IN THE JOHN ASKEW SURVEY, ABSTRACT NO. 16 CITY OF FORT WORTH TARRANT COUNTY, TEXAS

OWNER: CAL HEARTHSTONE LOT OPTION POOL 02, L.P. 23975 Park Sorrento, Suite 220, Calabasas, California 91302

DEVELOPER: LENNA HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 Market Place Boulevard, Suite 100, Irving, Texas 75063

LJA Surveying, Inc. 6060 North Central Expressway, Suite 400, Dallas, Texas 75206. Phone 469.621.0710. T.B.P.E.L.S. Firm No. 10194382



CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. Plat Approval Date: By: Chairman, By: Secretary

REFERENCE CASE NUMBERS PP-20-028, FP-24-024

THIS PLAT FILED IN

STATE OF TEXAS  
COUNTY OF TARRANT

OWNERS CERTIFICATE

BEING A 44.496 ACRE TRACT OF LAND SITUATED IN THE JOHN ASKEW SURVEY, ABSTRACT NO. 16, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING PART OF AN 89.726 ACRE TRACT OF LAND CONVEYED TO CAL HEARTHSTONE LOT OPTION POOL 02, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D221113526, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 44.496 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 89.726 ACRE TRACT, SAID CORNER BEING ON THE SOUTH LINE OF W.J. BOAZ ROAD (COUNTY ROAD NO. 412), A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY;

THENCE, NORTH, 89 DEGREES 32 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE SAME BEING THE COMMON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 747.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 89.726 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH, 37 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 735.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH, 08 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF 650.05 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH, 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 184.62 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH, 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 275.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 89.726 ACRE TRACT, SAID CORNER BEING ON THE NORTH LINE OF PARKVIEW HILLS, PHASE 6, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE FINAL PLAT RECORDED IN COUNTY CLERK'S FILE NO. D220275337, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A PK NAIL FOUND BEARS NORTH 89 DEGREES 58 MINUTES 66 SECONDS EAST, A DISTANCE OF 221.18 FEET.

THENCE, SOUTH, 89 DEGREES 58 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 89.726 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF SAID PARKVIEW HILLS, A DISTANCE OF 1,297.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 89.726 ACRE TRACT, FROM WHICH A 3/4-INCH IRON ROD FOUND BEARS NORTH 38 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 0.79 FEET;

THENCE, NORTH, 00 DEGREES 36 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTH LINE, AND ALONG THE WEST LINE OF SAID 89.726 ACRE TRACT, A DISTANCE OF 901.54 FEET TO A PK NAIL FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 38 MINUTES 46 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 781.81 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 44.496 ACRES OF LAND.

TO BE KNOWN AS:  
LOTS 20-33 & 5X, BLOCK 3  
LOTS 1-29, BLOCK 10  
LOTS 1-28, BLOCK 11  
LOTS 1-18, BLOCK 12  
LOTS 1-19 & 1X, BLOCK 13

LANDING AT CREEKSIDE  
PHASE 3

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS THE 16 DAY OF JANUARY, 2025.

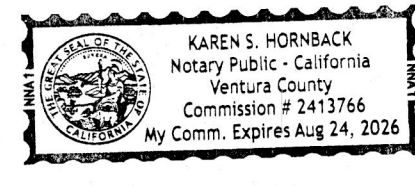
OWNER:  
CAL HEARTHSTONE LOT OPTION POOL 02, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: CAL HEARTHSTONE PBLO GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
BY: CAL HEARTHSTONE PUBLIC BUILDER LOT OPTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER  
BY: HEARTHSTONE PROFESSIONALS - CS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MEMBER MANAGER  
STEVEN C. PORATH  
AUTHORIZED PERSON

STATE OF CALIFORNIA §  
COUNTY OF LOS ANGELES §

ON January 16, 2025, BEFORE ME, Karen Shoensack, Notary Public, PERSONALLY APPEARED STEVEN C. PORATH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE /SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

Karen Shoensack



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN NOVEMBER, 2024, AND THAT ALL CORNERS ARE AS SHOWN.

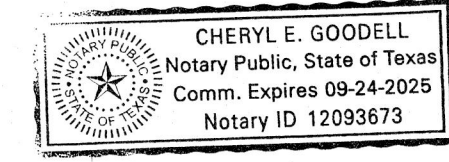
Michael J. Baitup  
MICHAEL J. BAITUP, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4574  
LJA SURVEYING, INC.  
6060 NORTH CENTRAL EXPRESSWAY, SUITE 400  
DALLAS, TEXAS 75206  
469-484-0778



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, REGISTERED PUBLIC LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF JAN, 2025.

Cheryl E. Goodell  
CHERYL E. GOODELL  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 09-24-2025  
NOTARY ID NO. 12093673



NOTES

- 1. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 2. ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- 3. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- 4. THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
- 5. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVEMENT IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- 6. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
- 7. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- 8. ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
- 9. FLOOD ZONE DESIGNATION (ZONE A & ZONE X) FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0160 K, DATED SEPTEMBER 25, 2009.
- 10. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- 11. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- 12. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).
- 13. PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.
- 14. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- 15. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FINAL PLAT  
LANDING AT CREEKSIDE  
44.496 ACRES

LOTS 20-33 & 5X, BLOCK 3  
LOTS 1-29, BLOCK 10  
LOTS 1-28, BLOCK 11  
LOTS 1-18, BLOCK 12  
LOTS 1-19 & 1X, BLOCK 13

IN THE  
JOHN ASKEW SURVEY, ABSTRACT NO. 16  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

OWNER:  
CAL HEARTHSTONE LOT OPTION POOL 02, L.P.  
23975 Park Sorrento,  
Suite 220  
Calabasas, California 91302  
DEVELOPER:  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
1707 Market Place Boulevard  
Suite 100  
Irving, Texas 75063

LJA Surveying, Inc.  
6060 North Central Expressway Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382



S:\MIX-LAND\0163\300 SURVEY\300 SURVEY\PLAT CHECK\PH3\0163PL-PL3.dwg 1/13/2025



Plat Approval Date:  
By: \_\_\_\_\_ Chairman  
By: \_\_\_\_\_ Secretary

REFERENCE CASE NUMBERS  
PP-20-028  
FP-24-024

THIS PLAT FILED IN \_\_\_\_\_